



Airbrick Covers

The Airbrick Cover is compact to store and takes only minutes to install.

Simply pushed into pre-placed fittings in the holes of the airbrick and once in place, the screws are twisted to form a tight seal. Once flood waters subside the cover is removed by simply turning the hand wheels.

- Cost effective solution to stop ingress of water
- Takes minutes to install after first application
- Available in standard terracotta; other colours available upon request

The M3 Floodtec Airbrick cover is a purpose manufactured enclosure with water seal that is designed for temporary surface mounting to an existing Airbrick fixed to an external wall. The Airbrick cover should be bolted into place in accordance with the fixing instructions (see overleaf) prior to the onset of a flood event such that the existing airbrick is sealed prior to any flood water reaching the level of the existing airbrick.

The cover is not a permanent fixture. Once the flood condition has passed and the waters have drained away the airbrick cover should be removed so as to let air flow into the building through the existing airbrick. Failure to remove the cover may result in potential damp issues inside the building.

Installation Guide

The Airbrick cover is simple to fix and requires minimal DIY experience, however, if in doubt we recommend that the installation is undertaken by a reputable builder in line with the instructions below.

A single air brick cover should take 5 minutes to install, once the location fixings (the anchor sleeves) are positioned in the existing airbrick the attachment of the cover will take less than 1 minute.

The Airbrick cover can be installed against any existing masonry airbrick. The existing airbrick surface must

be clean and free from loose material, protrusions and obstructions before fixing.

If the existing Airbrick is recessed into the wall such that the airbrick cover plate cannot fix tightly to the face of the airbrick advice should be sought from your specialist flood risk surveyor.

It should not be installed onto existing metal air vents or existing plastic airbricks. (alternative products are available for these applications). If in doubt please consult your specialist Flood risk surveyor.

1. To determine the airbrick holes the cover will sit over, offer the cover to the airbrick in the first instance. Insert the anchor sleeve in the airbrick hole, repeat on the second bolt. **Note: Ensure smooth face of sleeve is facing outward.**



2. With a hammer gently tap the anchor bolt into the brick, as far as possible.



3. Once the anchor bolts are in place, Insert the threaded bar into each of the anchor bolts, by turning in a clockwise rotation. Leaving approx 25mm (1 inch of thread) protruding. Insert the aluminium washer over the threaded bar and offer the sealing plate up to the bars.



4. Place the rubber washer over the threaded bar. Repeat on the other side.



5. Place the hand wheel onto the threaded bar and turn in a clockwise direction. Repeat on the other side. Once both wheels are in place turn the wheels again to tighten.



Further Information

BSI Standards

The Airbrick cover has a certificated BSI Kitemark number KM713574 and meets the requirements of BS 851188:-2019. M3 Floodtec Airbrick Covers are tested in accordance with the requirements of BS 851188:-2019 to a flood depth of 600mm.

Leakage Rates

The amount of water passing the cover when installed correctly should be no greater than 10ml per air brick per hour in accordance with BS 851188:-2019 500ml/h/m.

Dimensions

■ Airbrick Cover

Length: 325mm x Height: 180mm

Construction

- Produced from aluminium sheet and closed cell EPDM foam.
- Closed cell structure makes it impermeable to air and water

Cleaning, drying and storage

Following use in a flood event the airbrick cover should be removed, cleaned by washing in clean water, left to dry then stored in a suitable safe place ready for future deployment.

Reusing the Airbrick Cover

The Airbrick cover is a reusable product and can be deployed many times over without detriment to the performance. The Sleeve anchors once installed into the existing airbrick remain in place for future use- there is no requirement to remove these anchors.

Safety Precautions

The Airbrick cover will work as designed so long as both of the fixings are installed and the securing handwheel nuts are tightened as far as possible- these will be sufficient tightened by hand- Spanners are not required. Always make sure that the washers are installed correctly.

Check and inspect the inner foam seal before installing the cover plate, if damaged contact M3Floodtec for advice before deployment.

Make sure the existing Airbrick is clean and free from obstructions and protrusions before fixing.

Once installed and in the event of a flood condition do not attempt to remove the airbrick cover or access the flood water, this is dangerous and could place you in a position of drowning.

Risk Assessment

The use and deployment of any flood defence product should be considered in the context of the building relative to the risk of possible flooding. Single products alone may not give adequate protection to the whole building. It is therefore recommended that a full flood risk survey is undertaken to assess where flooding may ingress into the building and as such what measures should be deployed. Product compliance to BS 851188-1:2019 does not mean that it is suitable for all installations and locations.

Flood risk surveys should be undertaken by an appropriately competent and qualified professional for example a corporate member of the Chartered Institution of Water and Environmental Management, the Institution of Civil Engineers, or the Royal Institution of Chartered Surveyors or similar professional body. For details of approved Companies visit the Environment Agency web site www.gov.uk/government/organisations/environment-agency.

The M3 Floodtec Airbrick cover is designed as a temporary cover to fix over existing airbricks that are part of a general building's fabric. They can be installed into existing masonry airbricks but must not be used on Steel air vents or existing plastic airbricks.

The product is designed to be installed before a flood event happens and then removed after the flood has passed. The product is not designed as a permanent flood prevention fixture and attempting to fix the air brick cover during a flood event is not recommended.

If deployed correctly the product will protect against a prolonged flood however permanent deployment in a submerged condition is not recommended. If this condition is a potential expert advice should be sought to consider taking the airbrick out of potential risk.

Further Information

Maintenance Procedures

General Maintenance is not required on this product apart from a general wash in clean water after using in flood conditions.

Durability

The M3 Floodtec Airbrick cover is designed for multiple deployments and should last for 25 years plus if looked after. The product only requires a general clean after use and can be stored in a garage or store room under normal conditions indefinitely.

Other Information

The Airbrick cover is a manually installed product and once in position will remain static. There is no automatic function with the product. It is a temporary flood mitigation product. The Anchor sleeves are installed into the existing airbrick and once installed remain in position permanently for future use.

The products designation as a Manual, reusable product there is no automation associated with this product.

There is no requirement for periodic testing for this product.

The Airbrick cover can be used on any existing masonry airbrick regardless of what type of building the airbrick is installed in.

The Airbrick cover is manufactured from aluminium and polyurethane. Disposal of the product at end of life is non hazardous and recommendation is for recycling at a scrap metal or local Council disposal site.

The Airbrick cover is designed for deployment in flood conditions, this by definition will have a degree of polluted water and this will not affect the performance of the product under normal conditions. The product is designed for general flood and sea water flooding conditions.

If the product is being proposed for installation in locations where high levels of aggressive chemicals are present expert advice from your Flood risk surveyor should be sought prior to deployment.

Suitability

This product may not be suitable for use by all. May contain small parts which could cause a potential hazard to children.

Troubleshooting

The following checks are recommended

- Check sleeve anchors are in place
- Check for obstructions & remove
- Check inside seal for rips
- Check washers are in place

If the cover is not sealing, remove clean surfaces and replace.

Product Testing

This product has been tested under laboratory conditions against the standard set of test as defined in BS 851188:-2019. This includes testing the product for leakage under static water levels 600mm DMWD above aperture threshold level; waves up to 0.1m high; and parallel currents up to 1.0 m/s. The testing undertaken under this British Standard excludes all other components of the flood resistance system.

Conformance of the product to BS 851188-1:2019 does not mean it is suitable for all buildings or locations. If the user has any uncertainty about the suitability of a product they should seek professional guidance.

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